



OLD MANSE CROFT

DRUMOAK

ABERDEEN
&
NORTHERN
ESTATES

Old Manse Croft offers an incredible opportunity to purchase a secluded riverside property, complemented by traditional byres and over 20 acres of quality agricultural land.





Old Manse Croft

Drumoak, AB31 5AT

Offers Over £540,000

Property Highlights

- + Secluded riverside property with tennis court on one of Scotland's prime Salmon Rivers
- + Well positioned for commuting to Aberdeen City and Westhill
- + Well maintained fields with options for grazing or rewilding
- + Ample outbuildings for diversification

Location & Situation

Located directly on the boundary of the County of Aberdeenshire and the City of Aberdeen, Old Manse Croft enjoys a rural and picturesque aspect yet an entirely accessible setting in an affluent and well regarded area of Northeast Scotland.

Close to the village of Drumoak (2 miles) and satellite town of Peterculter (4 miles) the property is within easy reach of a wide range of local services and amenities. In addition to these services, Aberdeen City is within 12 miles of Old Manse Croft and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 21 minute commute from the house) and is also the location of P & J Live, the largest event complex in the North of Scotland.

In terms of education, Old Manse Croft benefits from being in the catchment for Banchory Academy. There are also private schools in Aberdeen, namely Robert Gordons College, Albyn School, St. Margarets and further afield Gordonstoun near Elgin in Morayshire.

The Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time throughout the area and beyond, making travel to Dundee or Edinburgh very achievable. A short 12 minute drive will get you onto the AWPR and on route to your next destination.

There are a wealth of recreational and leisure opportunities to be found nearby and in wider Aberdeenshire including hillwalking, shooting/stalking, skiing at The Lecht, water sports, scenic coastal trails, exploration of the Cairngorms National Park and the Castle and Whisky trails.

Situated a short stroll from the River Dee, Old Manse Croft is the idyllic location for any keen angler or sportsman who wishes to literally be court-side to some of the best salmon fishing in the Country. With the Upper Drum and Lower Durris Beat located in front of the house, there are opportunities to purchase fishing and enjoy countless hours on the River.

In addition to this wide offering, for the golf enthusiast there are a collection of well known and respected courses nearby, namely Menie & Royal Aberdeen, Trump International Golf Links, the Paul Lawrie Golf Centre, and further courses as you travel into Royal Deeside.

If historic trips are of more interest, Royal Deeside and the surrounding countryside provides ample opportunity for exploration. Crathes Castle and Drum Castle Garden & Estate are both within a short drive, slightly further into Deeside you will find the towns of Ballater and Braemar and the summer home of the Royal Family at Balmoral.

Distances

Peterculter 4 miles

Banchory 8.4 miles

Westhill 8 miles

Aberdeen City 11.7 miles

Old Manse Croft - House and gardens

Overview

A floor plan is provided at the rear of the brochure, however Old Manse Croft can be summarised as follows:

Ground Floor

Entrance hall / downstairs bathroom / double bedroom / sitting room / conservatory / kitchen / utility room

First Floor

Two double bedrooms / ensuite / dressing room / balcony

Overview

There are a choice of entry points into Old Manse Croft, with options to head straight into the house via the welcoming entrance hall, or opt to enter via the utility room to peel off muddy boots and wash up. There is also the option to take access from the garden via the conservatory into the kitchen, especially lovely when finishing a morning riverside walk.

Upon entering the property on the ground floor you will find a spacious bathroom with toilet, shower, and spacious corner bath. There is a large double bedroom opposite the sitting room with views down to the river.

The kitchen, sitting room and conservatory are all linked with a sizeable wood burning stove located centrally to heat the open living space.

A pine staircase with carpeted floor leads upstairs where there are two spacious bedrooms, the master room complimented by a walk in dressing room and balcony with stunning views out over the tennis court to the fields beyond and River Dee below. The upstairs bathroom has jack and jill doors, accessible from the second bedroom but also the landing for use by the master bedroom.

Property Details

EPC: Band F **Internal Floorspace:** 164sqm **Windows & Doors:** Double glazed **Council Tax:** E

Heating: Oil Boiler and Radiators **Water:** Private Supply **Electricity:** Mains **Sewage:** Septic tank





Old Manse Croft—Land and buildings

Land

The total area of land at Old Manse Croft extends to 24 acres or thereby. The soils are part of the Podzols major soil group, and are formed by the Humus-iron podzols subgroup. The land is classified as Grade 3.2 per the Land Capability for Agriculture (partial cover) maps from the James Hutton Institute.

The ground is currently utilised as grazing for horses and has been set out to accommodate this with paddocks and shelters on site.

There are multiple opportunities to maximise the land here, with tree planting, complimenting the existing mixed species shelter belts, and small scale wilding projects entirely possible. Equally, given the acreage there is a real opportunity here to create a desirable smallholding and raise various livestock or animals if desired.

Garden

The garden at Old Manse Croft provides ample space for relaxation, with a large area of mown grassland and various mature fruit trees blossoming throughout the summer. There is a large area to the side of the house which provides a perfect opportunity to create a small walled garden and grow a range of vegetables for use. Given the grassland in place at present, any purchaser is only limited by their imagination and time in creating a gardening retreat!

Sporting

Fishing rights are owned by another party, permits can be sought from the Upper Drum and Lower Durris owners or via FishPal if there are available rods.

It is understood that the other sporting rights are to be sold with the property where owned.

Buildings

Buildings at Old Manse Croft comprise a variety of traditional steadings and byres that provide a multitude of potential uses for an interested purchaser.

Currently the steadings are used for storage purposes, a snooker hall, and as a livery / tack room, however alternative uses of the buildings can be explored with the local authority and Historic Environment Scotland. The 18th century bothy and former offices to the rear of the dwelling are category C-Listed (HES ref: LB3083 Old Manse Croft Dalmaik Outbuildings).

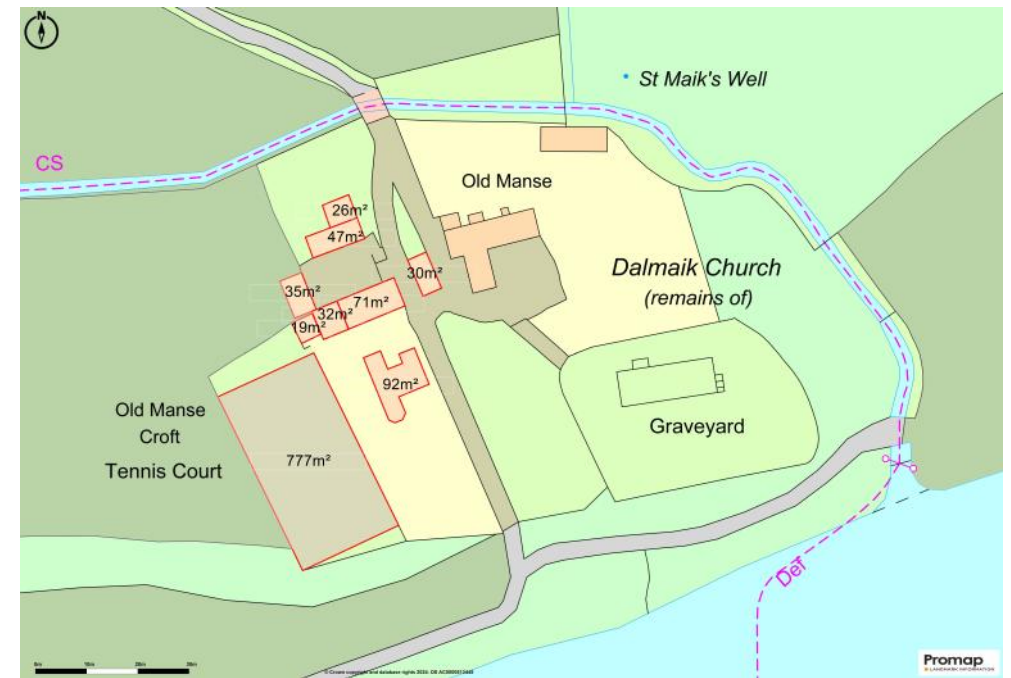
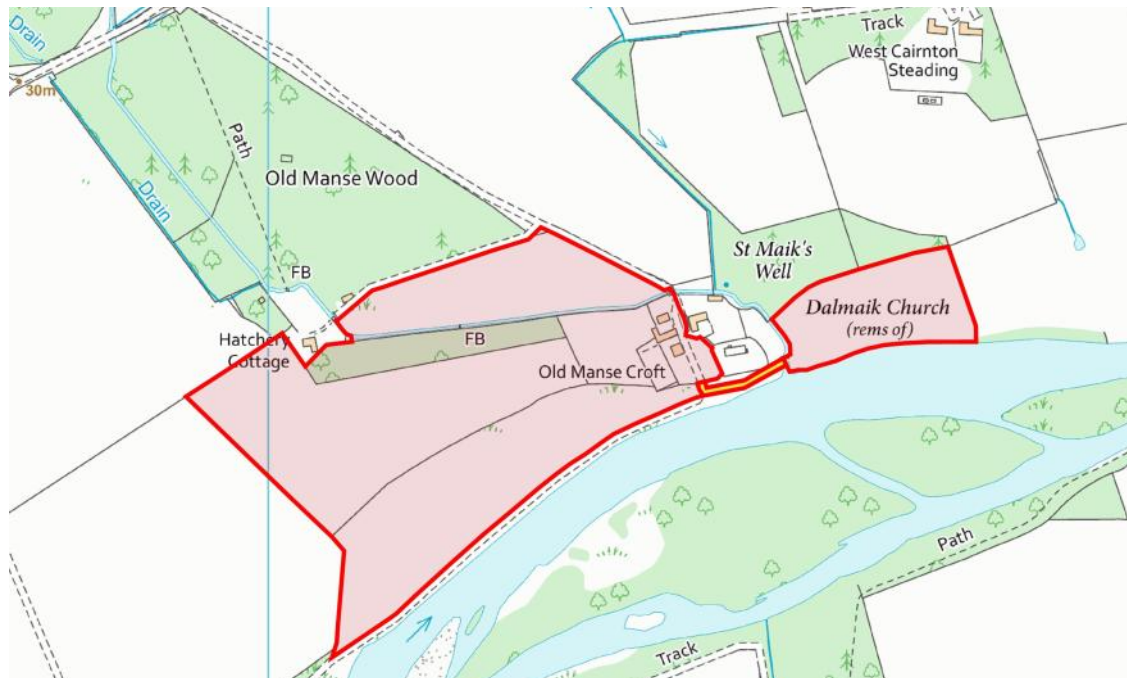








Old Manse Croft - Maps and Floorplans



Property Details & Important Notices

Viewings By Arrangement Only:

To arrange a viewing contact Mrs Reid on 07771 360 287

Services: Private water and drainage, mains electricity.

EPC: E **Council Tax Band:** E **Entry:** By arrangement **Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned. **Access:** Via private road

Local Authority: Aberdeenshire Council

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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To view this property or for further information,
contact our agent:

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ZOOPLA OnTheMarket rightmove

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Source <https://www.bing.com/maps/> Map not to scale

Directions

Travelling from the centre of Peterculter, head West on the North Deeside Road (A93), stay on this road for 2.7 miles at which point take a left turn when you see a sight for the Scottish SPCA rescue centre.. Continue down this road for c. 0.7miles passing the Animal Rescue Centre on your left and then passing South Mains Croft, to reach a large house on your right after passing through mature woodland where the road turns to the left. At the crossroad take the private access road directly ahead and drive for a further 0.3 miles to reach Old Manse Croft. The exact location can be seen on the above OS extract plan or using What3Word location: ///gourmet.whom.shun There is also a Google Map location for the Dalmaik Church - Old Parish Church of Drumoak which will take you to the property.



“Experienced, Independent, Local, Trusted.”